CENTRAL ONTARIO
BACKGROUND REPORT

# REGIONAL INDUSTRIAL LAND USE ACCOUNTS IN THE TORONTO AREA



Treasury and Economics

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Ministry of Treasury and Economics

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**Summary**

. Demand for industrial land is growing more quickly in the suburban areas of York and Durham and particularly in Peel, than in Metro Toronto (see Map 1) and is projected continue to grow more quickly in these areas over the medium term (i.e., the next 8 to 10 years).

. Estimates indicate that the greatest demand for industrial land over the medium term will occur in Peel.

. Projections indicate that, on the basis of recent trends, a total of 9,600-11,500 acres of land will be required for industrial development in Durham, York, Peel and Metro Toronto between now and 1986. The estimated supply of designated industrial land still available for development in these areas is in excess of 37,000 acres, which is more than sufficient to satisfy projected demand over the medium term.

. The Regional South Peel and York-Durham servicing schemes will secure an adequate supply of serviced industrial land to accommodate projected demand in Peel, York and Durham.

. Industrial land prices are currently much higher in Metro Toronto than in the other Regions, but prices are increasing more rapidly in the suburban areas, thereby narrowing the price differential.

. Land prices in Peel Region follow behind those of Metro Toronto with industrial land in York and Durham being considerably less expensive.

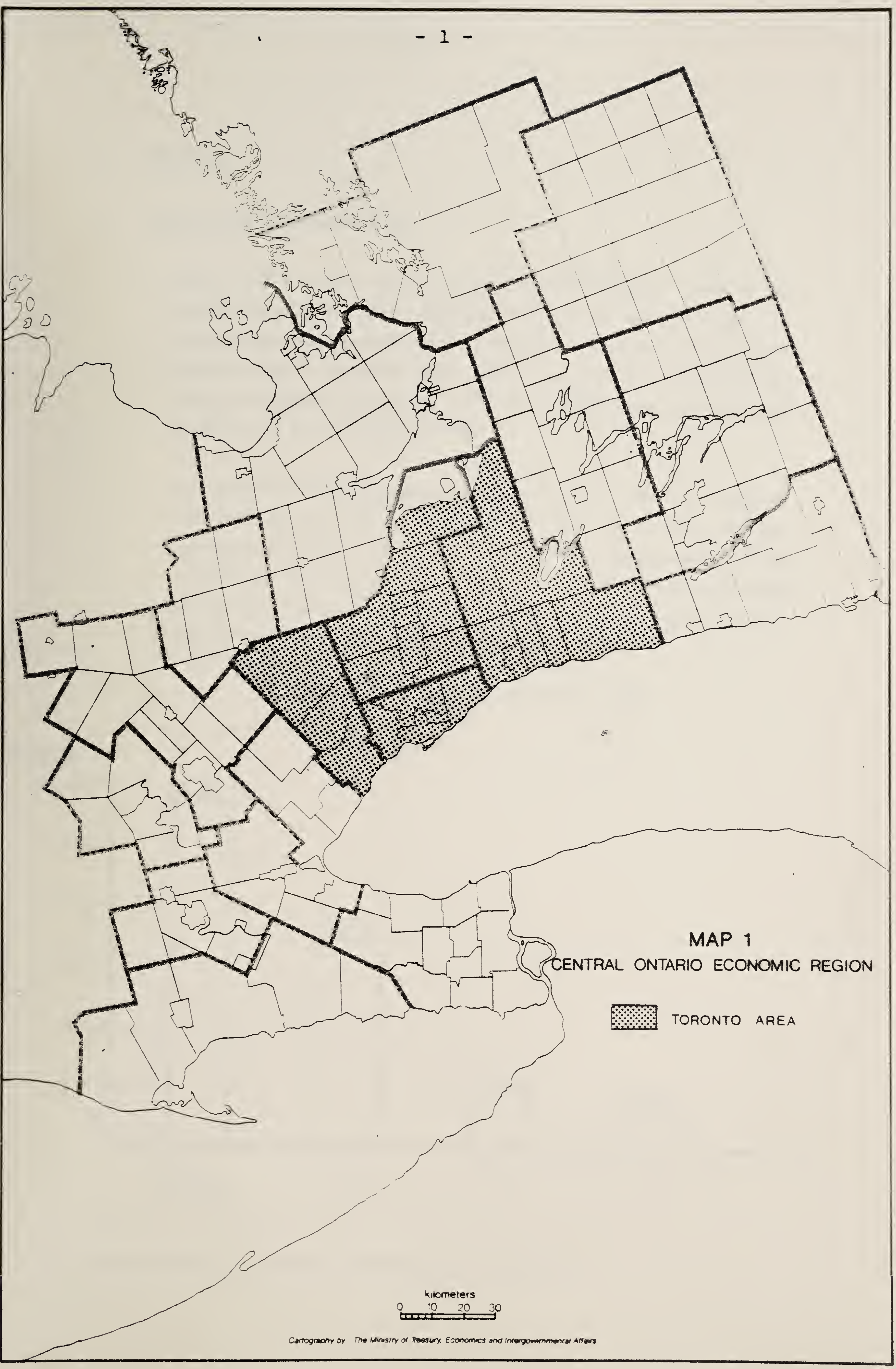
. It can be argued that the above comments require some qualification for there are certain difficulties in obtaining precise estimates for both the supply of and demand for industrial land:

- On the supply side, any change in the designated use of land in a given area will affect the amount of land available for development. In addition, it is possible that some land has been

designated for industrial use when, in fact, it is not likely to attract development due to location, lack of servicing of other factors.

- On the demand side, alterations in the existing price structure could alter the projected pattern of demand, as could changes in the existing infrastructure.

. The estimated supply exceeds projected demand by a sufficient amount to argue that, despite the limitations inherent in any forecasts, there is an adequate supply of industrial land available for development to satisfy demand to at least 1986.


MAP 1
CENTRAL ONTARIO ECONOMIC REGION
TORONTO AREA
kilometers
0 10 20 30
Cartography by The Ministry of Treasury, Economics and Intergovernmental Affairs

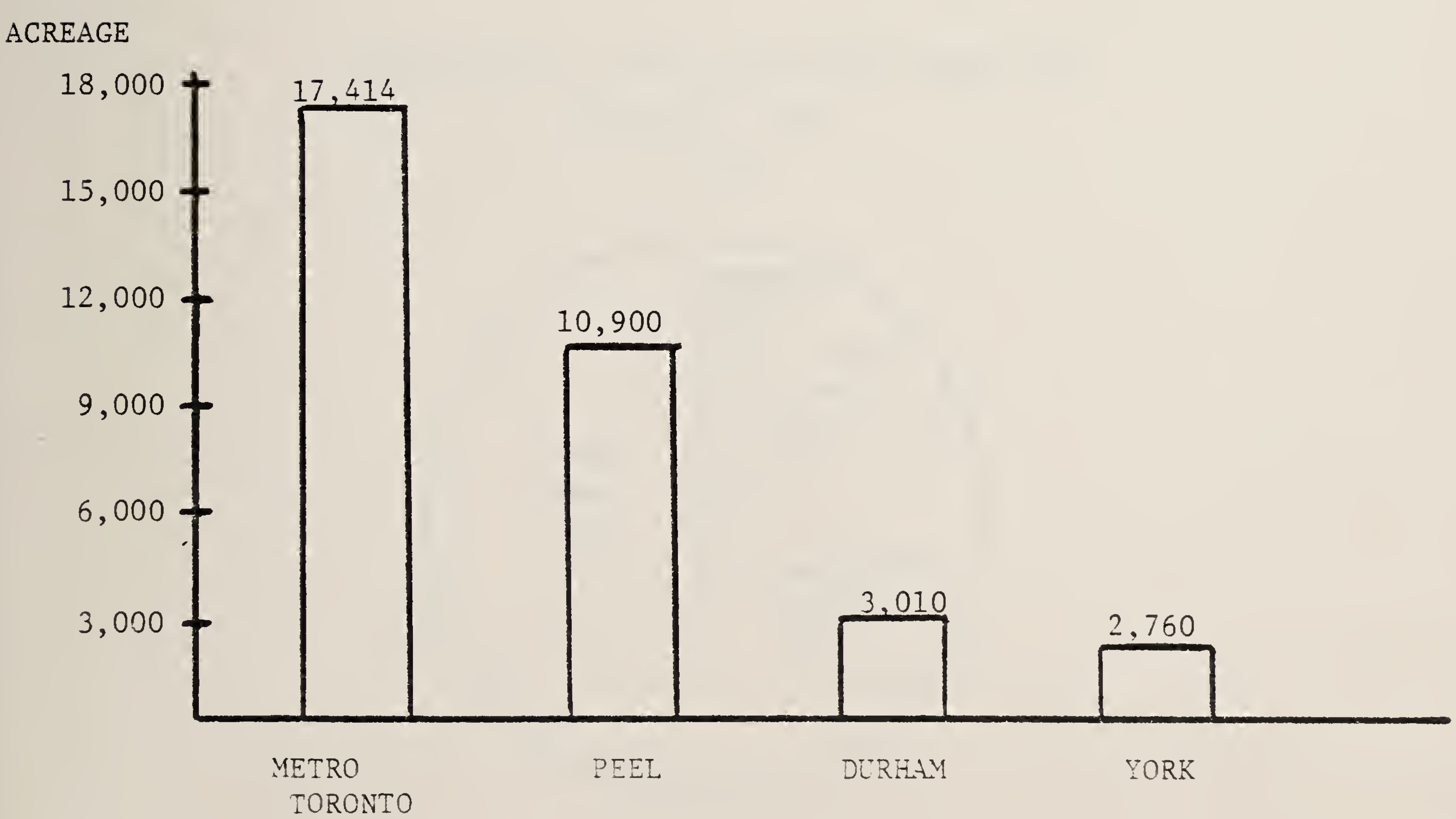
# I. FINDINGS

## 1. Consumption of Industrial Land

- Over the past twenty years, the rate of development of land in the Toronto area for industrial purposes has been increasing rapidly. In the Regional Municipalities of York and Peel, the amount of developed industrial land* has more than tripled since 1958; in Metropolitan Toronto, industrial acreage has more than doubled since that time and in Durham, it has increased by 50%.

- Of the total acreage of developed industrial land in the three regional municipalities and Metro Toronto in 1977, over 80% was in Metropolitan Toronto and Peel. Industrial land development in Peel has been on the upswing (40% of the area's industrial land developed since 1970) while the rate of development in Metro Toronto has slowed (15% of Metro's industrial land developed since 1970).

ACREAGE OF DEVELOPED INDUSTRIAL LAND
1977

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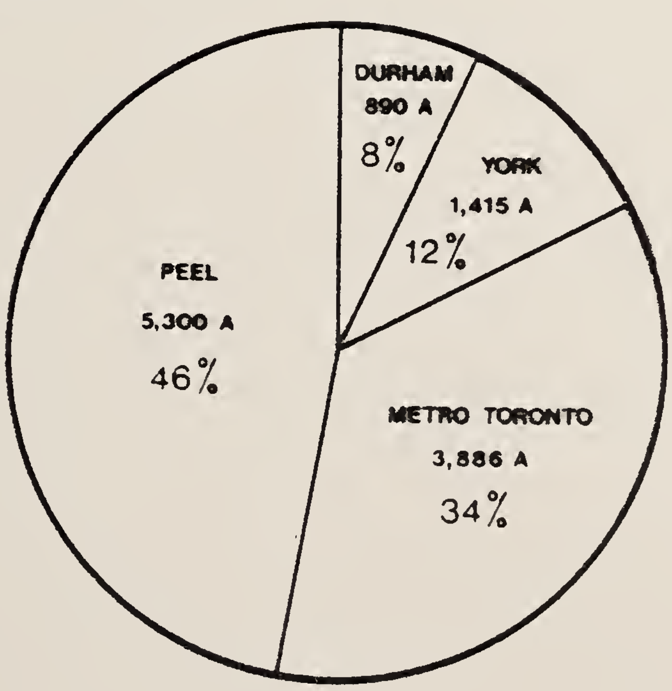
*For definitions, see Notes on Methodology, Appendix C.

. In each of the regions, some of the industrial land has been used for non-industrial development and the development of ancillary services such as institutions, transportation, utilities and open space. In Metropolitan Toronto, for example, only approximately 75% of the 17,414 acres of industrial land which have been developed have been used for purely industrial purposes.

## 2. Projected Demand for Industrial Land

. Estimates of potential demand for land for industrial development have been based on the annual consumption of industrial land in each of the regional municipalites in recent years. Estimates based on the rate of land consumption since 1968 in York, Durham and Peel suggest a higher potential demand for industrial land than those based on consumption since 1958. The results are reversed in the case of Metropolitan Toronto, suggesting that the rate of industrial land demand is actually decreasing in the central area while it is still increasing in the suburban areas.

DISTRIBUTION OF TOTAL PROJECTED DEMAND FOR INDUSTRIAL LAND TO 1986



- Estimates of potential demand indicate that Durham, York, Peel and Metro Toronto will together require between 9,600 and 11,400 acres of land for industrial development to 1986. The greatest demand for land is expected to occur in Peel. It should be noted that these estimates have been based on recent trends in industrial land consumption given existing conditions, which could alter over time.

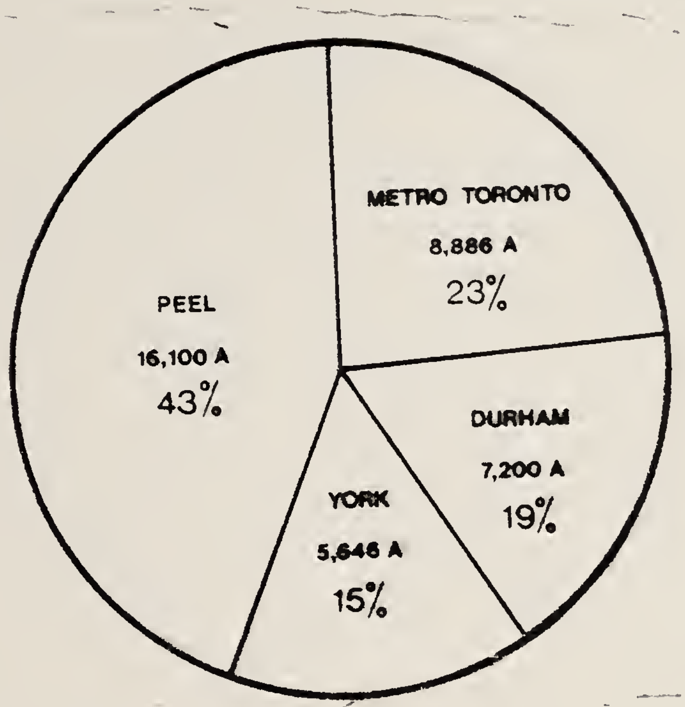
- For example, the amount of land developed in York and Durham between 1968 and 1977 was influenced by the existing servicing capacity during that period, and estimates of future demand are extrapolated from that situation. Thus, with the building of the York-Durham servicing scheme, and the industrial acres released, actual industrial land supply and consumption is expected to be somewhat higher than present estimates indicate.

- Any major changes in the price structure of industrial lands throughout the area can be expected to influence future demand for such land as well. Industrial land in Metropolitan Toronto is significantly more expensive than that in the suburban areas, but prices appear to be increasing much more rapidly in the Regions, particularly in Peel. If the gap between the price of industrial land in Metro Toronto and that in Peel continues to narrow, the demand for land in Peel could decrease as a result.

## 3. Supply of Industrial Land

. The existing supply of designated industrial land available for future development in Durham, Peel, York and Metro Toronto is approximately 37,800 acres, with the greatest supply existing in Peel. The available supply is more than triple that required to meet the estimated demand to 1986.

DISTRIBUTION OF TOTAL SUPPLY OF INDUSTRIAL LAND




. Each of the three Regional Municipalities and Metro Toronto appear to have a supply of land sufficient to meet demand for industrial development well beyond 1986, even if actual demand exceeds the projected demand.

. In the case of York and Durham, the supply of land is at least three times greater than estimated demand to 1986. Even if the new servicing scheme results in actual demand being substantially higher than estimates based on recent trends indicate, the existing supply should still be sufficient.

. If measures are taken to ensure that industrial land is used exclusively for industrial and related development, the supply should be sufficient to last well beyond 1986. In Metro Toronto's experience, a sizeable portion of land designated for industrial purposes has been developed for other uses. However, even if 25% of the land designated for industrial use is used for ancillary services and unrelated development, the supply of land is sufficient to meet estimated demand to 1986.

## 3. Supply of Industrial Land

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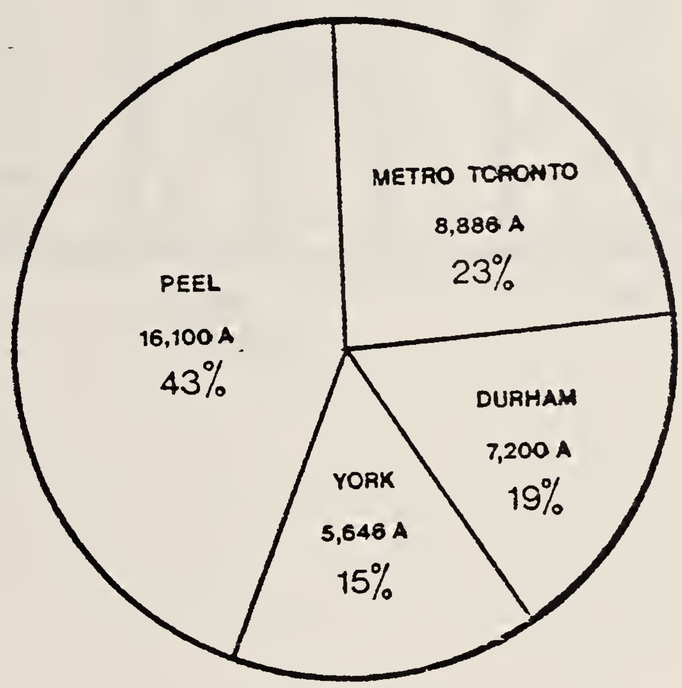
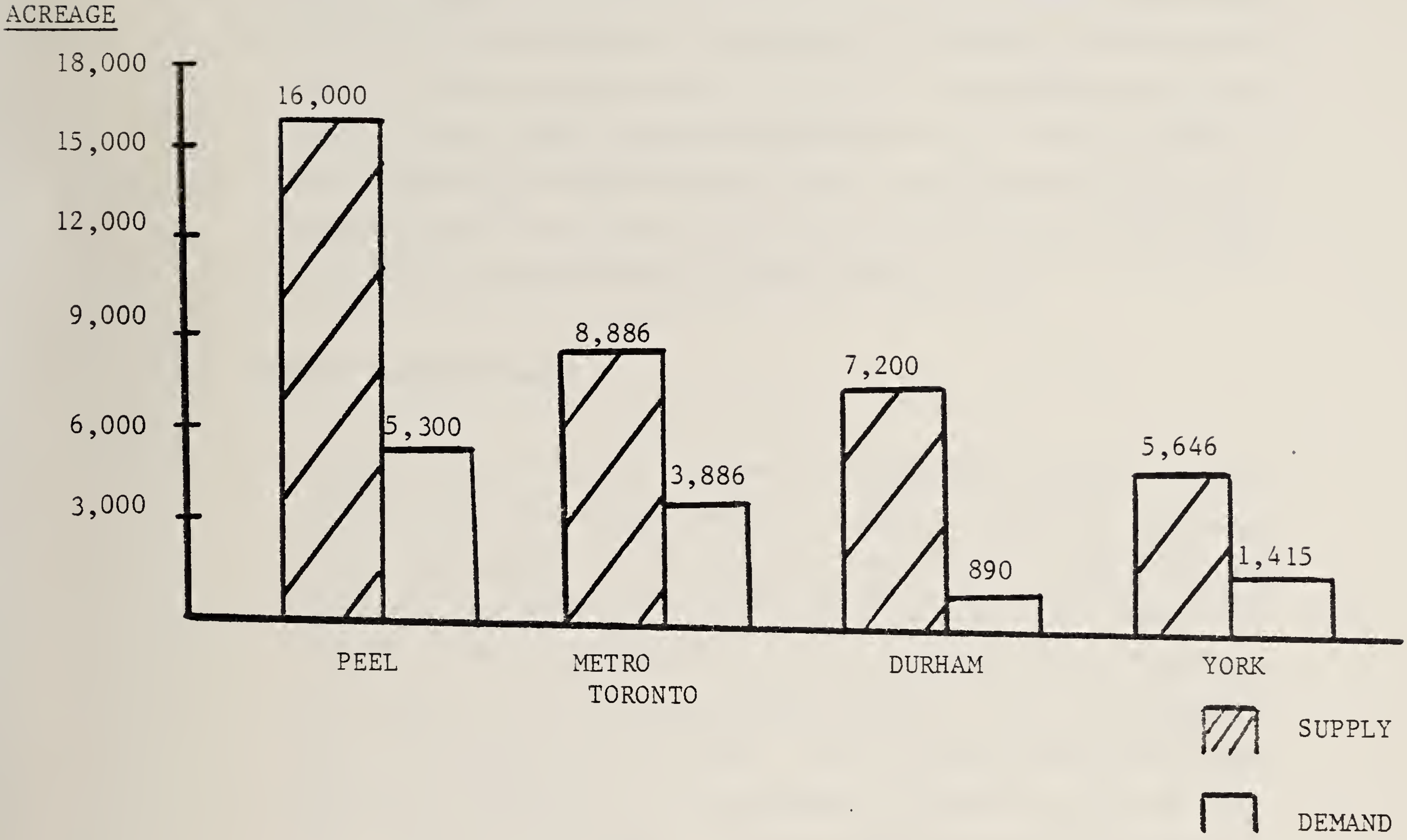



- Each of the three Regional Municipalities and Metro Toronto appear to have a supply of land sufficient to meet demand for industrial development well beyond 1986, even if actual demand exceeds the projected demand.

- In the case of York and Durham, the supply of land is at least three times greater than estimated demand to 1986. Even if the new servicing scheme results in actual demand being substantially higher than estimates based on recent trends indicate, the existing supply should still be sufficient.

- If measures are taken to ensure that industrial land is used exclusively for industrial and related development, the supply should be sufficient to last well beyond 1986. In Metro Toronto's experience, a sizeable portion of land designated for industrial purposes has been developed for other uses. However, even if 25% of the land designated for industrial use is used for ancillary services and unrelated development, the supply of land is sufficient to meet estimated demand to 1986.

SUPPLY OF AND PROJECTED DEMAND FOR INDUSTRIAL LAND




- The supply of 37,800 acres of industrial land includes both serviced and unserviced packages. In areas where land has been designated for industrial use but servicing is not available or not likely to be provided, the land could be developed by "dry" industries or those industries whose operations would allow for the use of a septic or holding tank system.

## 4. Serviced Industrial Land

- The Regional Municipality of Peel currently has approximately 20,000 acres of serviced industrial land and land approved or in the process of approval for servicing. Almost 9,000 acres of this land are, at present, undeveloped.

- The York-Durham servicing scheme will increase York Region's total supply of serviced industrial land to 8,406 acres, most of which will be serviced by 1982. At present less than 3,000 acres of industrial land in the Region are developed.

- Durham Region currently has almost 2,000 acres of fully-serviced industrial land available for development. In addition, there are 500 acres in Pickering which will be serviced by the York-Durham scheme and a further 1,200 acres requiring sewers only. The community of North Pickering is slated to have a total of approximately 800 acres of industrial land[1] serviced by the York-Durham servicing scheme, which is planned to come on stream between 1982 and 2001.

## 5. Price of Industrial Land

- Industrial land prices are currently substantially higher in Metro Toronto than in the other Regions. However, prices are increasing much more rapidly in the suburban areas than in Metro, thereby narrowing the differential, particularly between Peel and Metro Toronto. The average price of an acre of industrial land in Etobicoke, for example, rose from approximately $47,000 in 1971 to $105,000 in 1977, an increase of 123 per cent. Over the same period, the average price per industrial acre in Mississauga increased by 255 per cent from $22,500 to $80,000. If this price differential continues to diminish, demand for industrial land could be affected.

- Industrial land prices are currently much lower in Durham and York than in Peel and Metro Toronto, making it less expensive for industry to locate to the east and north of Metro Toronto.

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[1] North Pickering new Communities Brannch, Ministry of Housing, January 1979.

## II. IMPLICATIONS

- No major new industrial areas will need to be brought on stream to satisfy demand over the medium term.

- No major new industrial servicing schemes will be required to accommodate projected demand.

- The existing price structure of industrial land provides encouragement for new industry to locate to the east of Metropolitan Toronto.

- Promotion and competition for industry could influence the current pattern of consumption within the Toronto Area, but supply should be adequate to accommodate any future shifts.

- The continuing use of industrial land for non-industrial development will effectively reduce the supply of land available for future industrial development. Policies will be necessary at the local level to secure an adequate amount of available industrial land for future industrial development.

- The location of a major industry in any given area could result in the consumption of a substantial amount of industrial land, thereby reducing the quantity of land available for further industrial development by a disproportionate amount. Again, however, the "supply cushion" appears adequate to handle such developments.

- Any major new infrastructure developments could significantly affect the demand for industrial land in a given area. This impact must be considered in any decisions relating to new transportation facilities in particular.

- With increasing consumption of industrial land in suburban areas, pressures on commuter transportation are reduced. Any major shift in the pattern of consumption of industrial land will impact on commuting patterns.

## Appendix A: Tables

<u>List of Tables</u>

TABLE 1

ACRES OF INDUSTRIAL LAND DEVELOPED IN DURHAM, YORK, PEEL AND METRO TORONTO TO 1977

| | Prior to to 1958 | 1958 | 1959 | 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | 1971 | 1972 | 1973 | 1974 | 1975 | 1976 | 1977 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Durham | 2,021 | 4 | 0 | 10 | 6 | 0 | 35 | 25 | 14 | 54 | 19 | 29 | 90 | 21 | 23 | 93 | 258 | 82 | 101 | 53 | 72 | 3,010 |
| York | 499 | 10 | 15 | 40 | 9 | 24 | 26 | 118 | 147 | 137 | 279 | 107 | 403 | 143 | 104 | 71 | 187 | 178 | 42 | 81 | 140 | 2,760 |
| Peel | 2,894 | 101 | 286 | 384 | 169 | 366 | 217 | 450 | 269 | 467 | 198 | 665 | 495 | 493 | 215 | 959 | 1,136 | 428 | 220 | 211 | 277 | 10,900 |
| Metro Toronto | 8,266 | 235 | 481 | 744 | 765 | 491 | 282 | 501 | 771 | 568 | 779 | 501 | 357 | 367 | 210 | 509 | 526 | 427 | 250 | 170 | 214 | 17,414 |
| Total | 13,680 | 350 | 782 | 1,178 | 949 | 881 | 560 | 1,094 | 1,201 | 1,226 | 1,275 | 1,302 | 1,345 | 1,024 | 552 | 1,632 | 2,107 | 1,115 | 613 | 515 | 703 | 34,084 |

Source: Toronto Area Industrial Development Board.

TABLE 2

INDUSTRIAL LAND CONSUMPTION IN THE

TORONTO AREA BY MUNICIPALITY, 1958-1977

| Municipality | 1958 | 1959 | 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | 1971 | 1972 | 1973 | 1974 | 1975 | 1976 | 1977 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Durham | | | | | | | | | | | | | | | | | | | | |
| Ajax | 4 | – | 10 | 6 | – | 7 | – | 4 | 16 | 19 | 9 | 24 | 8 | 15 | 22 | 10 | 10 | – | 5 | – |
| Brock Twp. | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | 2 | 2 | 1 | – |
| Newcastle | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | 27 | 21 | 16 | 3 |
| Oshawa | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | 16 | 27 | 5 | – |
| Pickering | – | – | – | – | – | 28 | 25 | 10 | 38 | – | 20 | 66 | 13 | 1 | 38 | 116 | 10 | 24 | 13 | 33 |
| Whitby | – | – | – | – | – | – | – | – | – | – | – | – | – | 7 | 33 | 132 | 17 | 27 | 13 | 36 |
| TOTAL | 4 | – | 10 | 6 | – | 35 | 25 | 14 | 54 | 19 | 29 | 90 | 21 | 23 | 93 | 258 | 82 | 101 | 53 | 72 |
| York | | | | | | | | | | | | | | | | | | | | |
| Aurora | – | – | – | 4 | – | – | – | – | – | – | – | – | – | – | – | – | 36 | – | – | – |
| Markham | – | – | – | – | 15 | 11 | 2 | 65 | 50 | 32 | 28 | 30 | 20 | 61 | 52 | 95 | 64 | 31 | 28 | 93 |
| Newmarket | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | 32 | 6 | – | – | 6 |
| Richmond Hill | 10 | 15 | 40 | – | 9 | 15 | 26 | 7 | 17 | – | 3 | 23 | – | 4 | – | 23 | 17 | – | – | – |
| Vaughan | – | – | – | 5 | – | – | 90 | 75 | 70 | 247 | 76 | 304 | 123 | 39 | 19 | 37 | 55 | 11 | 53 | 10 |
| Whitchurch-Stouffville | – | – | – | – | – | – | – | – | – | – | – | 46 | – | – | – | – | – | – | – | 31 |
| TOTAL | 10 | 15 | 40 | 9 | 24 | 26 | 118 | 147 | 137 | 279 | 107 | 403 | 143 | 104 | 71 | 187 | 178 | 42 | 81 | 140 |
| Metro Toronto | | | | | | | | | | | | | | | | | | | | |
| Etobicoke | 153 | 82 | 247 | 339 | 102 | 115 | 89 | 96 | 110 | 134 | 103 | 158 | 140 | 31 | 152 | 134 | 126 | 96 | 46 | 30 |
| North York | 20 | 283 | 416 | 161 | 220 | 70 | 229 | 455 | 264 | 304 | 170 | 99 | 130 | 124 | 254 | 200 | 64 | 45 | 50 | 29 |
| Scarborough | 62 | 116 | 81 | 252 | 142 | 87 | 172 | 208 | 184 | 333 | 228 | 100 | 97 | 52 | 103 | 192 | 237 | 109 | 74 | 150 |
| Toronto | – | – | – | – | 3 | – | – | – | – | 8 | – | – | – | 3 | – | – | – | – | – | 5 |
| East York | – | – | – | 11 | 10 | 10 | 9 | 8 | 10 | – | – | – | – | – | – | – | – | – | – | – |
| York | – | – | – | 2 | 14 | – | 2 | 4 | – | – | – | – | – | – | – | – | – | – | – | – |
| TOTAL | 235 | 487 | 744 | 765 | 491 | 282 | 501 | 771 | 568 | 779 | 501 | 357 | 367 | 210 | 509 | 526 | 427 | 250 | 170 | 214 |
| Peel | | | | | | | | | | | | | | | | | | | | |
| Caledon | – | – | 140 | 35 | 24 | 98 | 70 | 72 | 64 | 33 | 274 | 212 | 73 | 23 | 70 | 251 | 20 | 4 | 1 | – |
| Brampton | 20 | 42 | 91 | 21 | 10 | 99 | 30 | 26 | 20 | 2 | – | 10 | 24 | 59 | 97 | 33 | 68 | 74 | 57 | 210 |
| Mississauga | 81 | 244 | 153 | 113 | 332 | 20 | 350 | 171 | 383 | 163 | 391 | 273 | 396 | 133 | 792 | 852 | 340 | 142 | 153 | 67 |
| TOTAL | 101 | 286 | 384 | 169 | 366 | 217 | 450 | 269 | 467 | 198 | 665 | 495 | 493 | 215 | 959 | 1,136 | 428 | 220 | 211 | 277 |

Source: Toronto Area Industrial Development Board.

TABLE 3

Industrial Land Supply in the Toronto Area

| Regional Municipality | Total Acreage Designated Industrial | Total Acreage Developed | Total Acreage Available |
|---|---|---|---|
| Durham | 10,210* | 3,010* | 7,200 |
| York | 8,406** | 2,760 | 5,646 |
| Metro Toronto | 26,300 | 17,414 | 8,886 |
| Peel | 27,000 | 10,900*** | 16,100 |
| Total | 71,916 | 34,084 | 37,832 |

*An inventory recently completed by Durham Region shows 10,700 acres designated for industrial use and 2,524 acres developed.

**A total of 9,972 acres have been designated for industrial use but the York-Durham Servicing Agreement specifies the system is designated to support a maximum of 8,406 acres of industrial land.

***Estimate. Exact figure not available.

Source: 1. Area Municipal Data for Durham Region Plan, 1976.

2. Planning Staff, Regional Municipality of York, 1978

3. Metropolitan Toronto Planning Staff, 1978

4. Planning Staff, Regional Municipality of Peel, 1978. Forecast Growth, 1976-1981.

TABLE 4

ESTIMATES OF DEMAND FOR INDUSTRIAL LAND, 1978-1986

| Regional Municipality | Method of Projection | | | | |
|---|---|---|---|---|---|
| | Extrapolation of Trend Lines[1] | | Extrapolation of Average Increase | | Projection based on population/developed Industrial Land |
| | 1958-1977 | 1968-1977 | 1958-1977 | 1968-1977 | |
| Durham | 340 | 890 | 490 | 790 | - |
| York | 1,265 | 1,265 | 1,115 | 1,415 | - |
| Peel | 4,000 | 5,300 | 3,800 | 4,700 | 2,750 |
| Metro Toronto | 5,236 | 3,886 | 4,086 | 2,886 | 5,286 |
| Aggregate | 11,016 | 11,216 | 9,716 | 9,816 | 19,193 |

TABLE 5

POTENTIAL DEMAND FOR AND SUPPLY OF INDUSTRIAL LAND

IN THE TORONTO AREA, 1978-1986

| Municipality | Industrial Land Demand | Industrial Land Supply |
|---|---|---|
| Metro Toronto | 2,886 - 3,886 | 8,886 |
| Durham | 790 - 890 | 7,200 |
| York | 1,265 - 1,415 | 5,646 |
| Peel | 4,700 - 5,300 | 16,100 |
| Aggregate | 9,641 - 11,491 | 37,832 |

Source: See tables 3 and 4.

TABLE 6

INDUSTRIAL LAND PRICES IN THE TORONTO AREA, 1971-77

| | $ Acre | | | % Increase | | |
|---|---|---|---|---|---|---|
| Regional Municipalities | 1971 | 1974 | 1977 | 1971-74 | 1974-77 | 1971-77 |
| Metro Toronto | | | | | | |
| Etobicoke | 47,000 | 71,000 | 105,000 | 51.1 | 47.9 | 123.4 |
| North York | 45,000 | 78,000 | 109,000 | 73.3 | 39.7 | 142.2 |
| Scarborough | 40,000 | 71,000 | 92,000 | 77.5 | 29.6 | 130.0 |
| City of Toronto | 100,000 | 132,500 | 167,000 | 32.5 | 26.4 | 67.5 |
| York | | | | | | |
| Richmond Hill | 13,000 | 22,500 | 45,000 | 73.1 | 100.0 | 246.0 |
| Durham | | | | | | |
| Ajax | 13,000 | 35,000 | 45,000 | 169.2 | 20.8 | 246.0 |
| Oshawa | 10,000 | - | 40,000 | - | - | 300.0 |
| Pickering | 17,000 | 40,000 | 50,000 | 233.3 | 25.0 | 316.6 |
| Peel | | | | | | |
| Mississauga | 22,500 | 46,000 | 80,000 | 104.0 | 73.9 | 255.0 |
| Brampton | 19,000 | 46,000 | 77,000 | 142.1 | 67.4 | 305.3 |

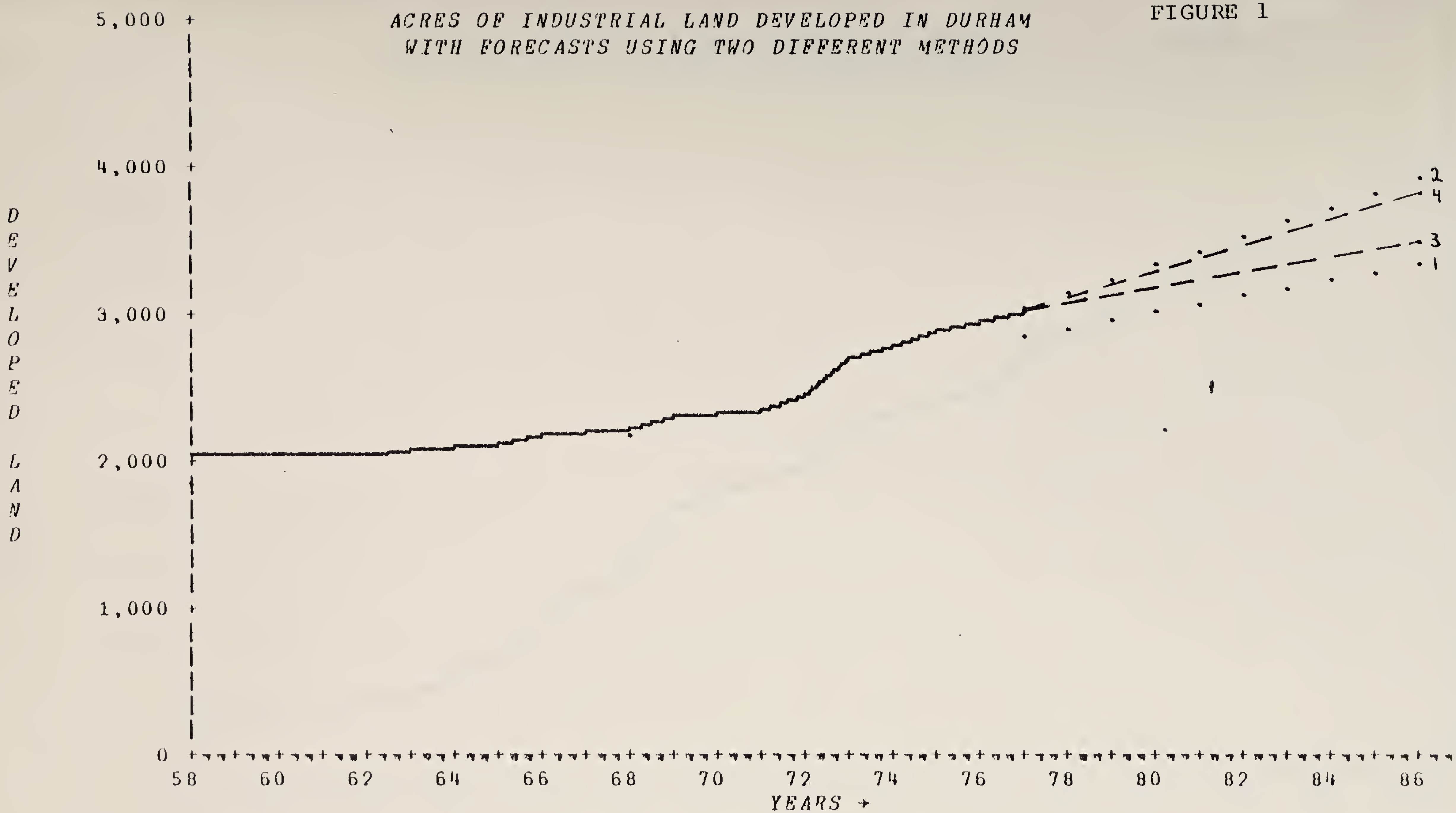
Source: A.E. Lepage Ltd.

# APPENDIX C: Figures

List of Figures

FIGURE 1

ACRES OF INDUSTRIAL LAND DEVELOPED IN DURHAM
WITH FORECASTS USING TWO DIFFERENT METHODS

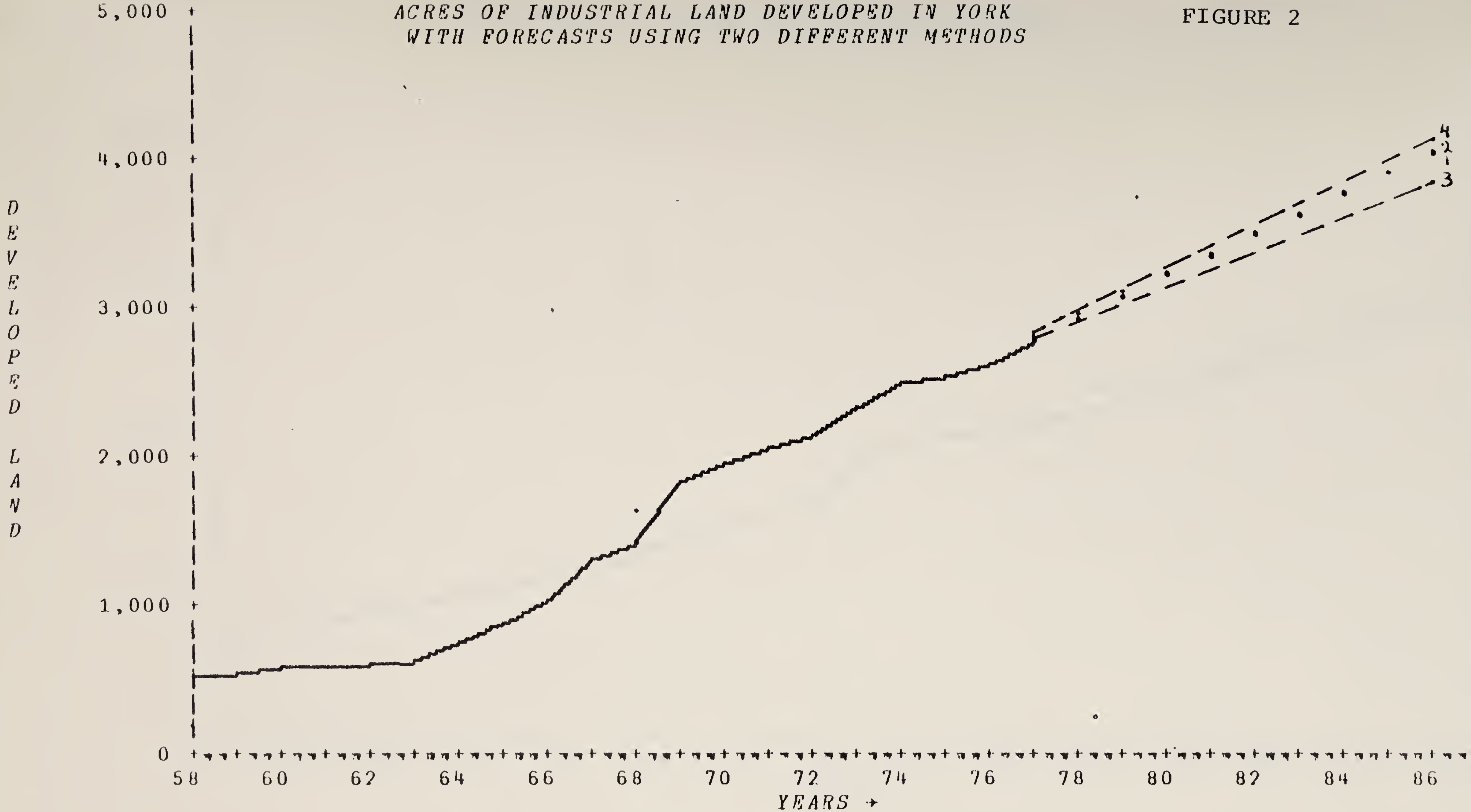



FORECASTS FOR 1986:

1. LEAST SQUARES OVER 20 YEARS 3,320
2. LEAST SQUARES OVER 10 YEARS 3,897
3. LINEAR GROWTH OVER 20 YEARS 3,477
4. LINEAR GROWTH OVER 10 YEARS 3,803

FIGURE 2

ACRES OF INDUSTRIAL LAND DEVELOPED IN YORK
WITH FORECASTS USING TWO DIFFERENT METHODS

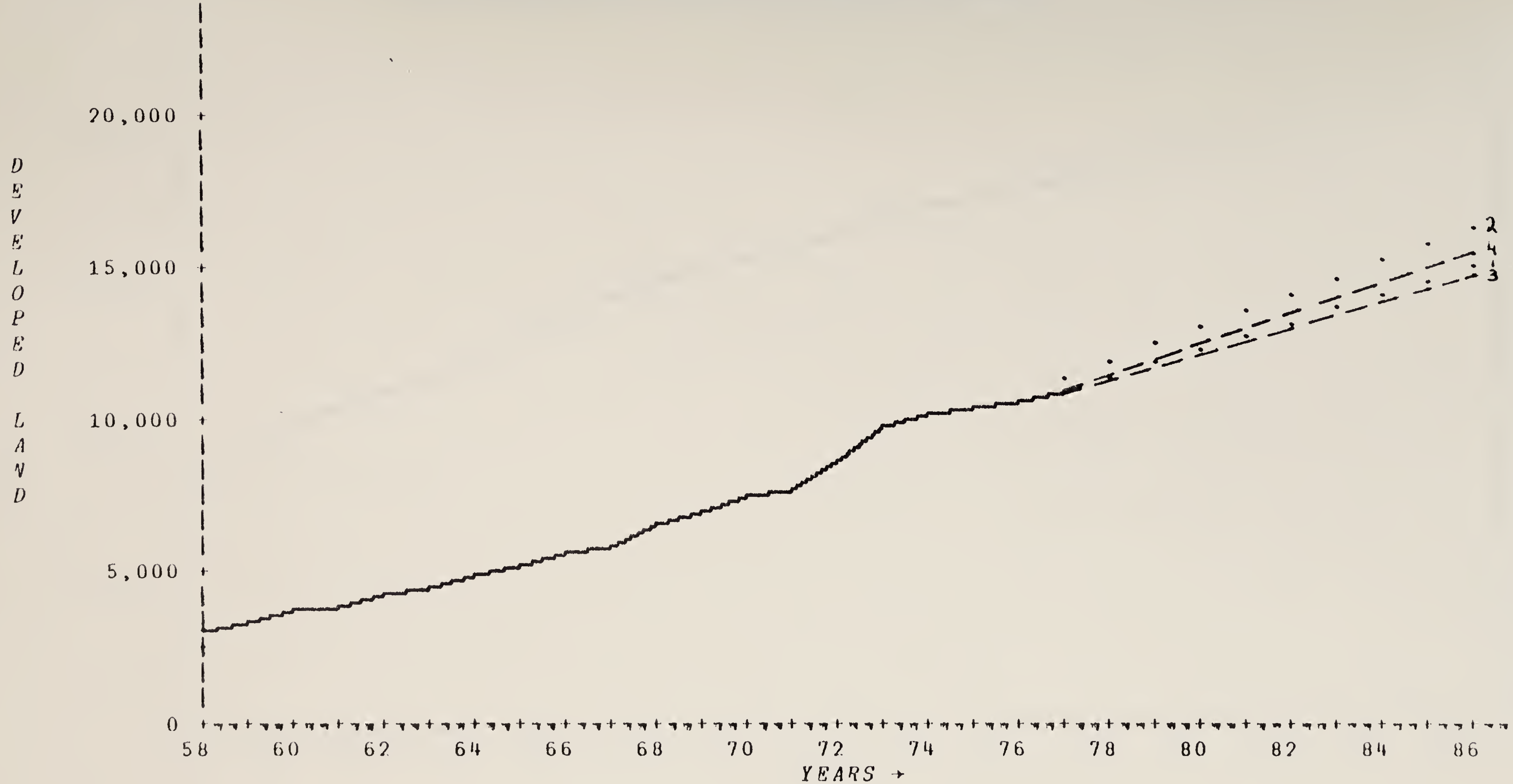



FORECASTS FOR 1986:

1. LEAST SQUARES OVER 20 YEARS 4,013
2. LEAST SQUARES OVER 10 YEARS 4,026
3. LINEAR GROWTH OVER 20 YEARS 3,826
4. LINEAR GROWTH OVER 10 YEARS 4,109

FIGURE 3

*ACRES OF INDUSTRIAL LAND DEVELOPED IN PEEL*
*WITH FORECASTS USING TWO DIFFERENT METHODS*

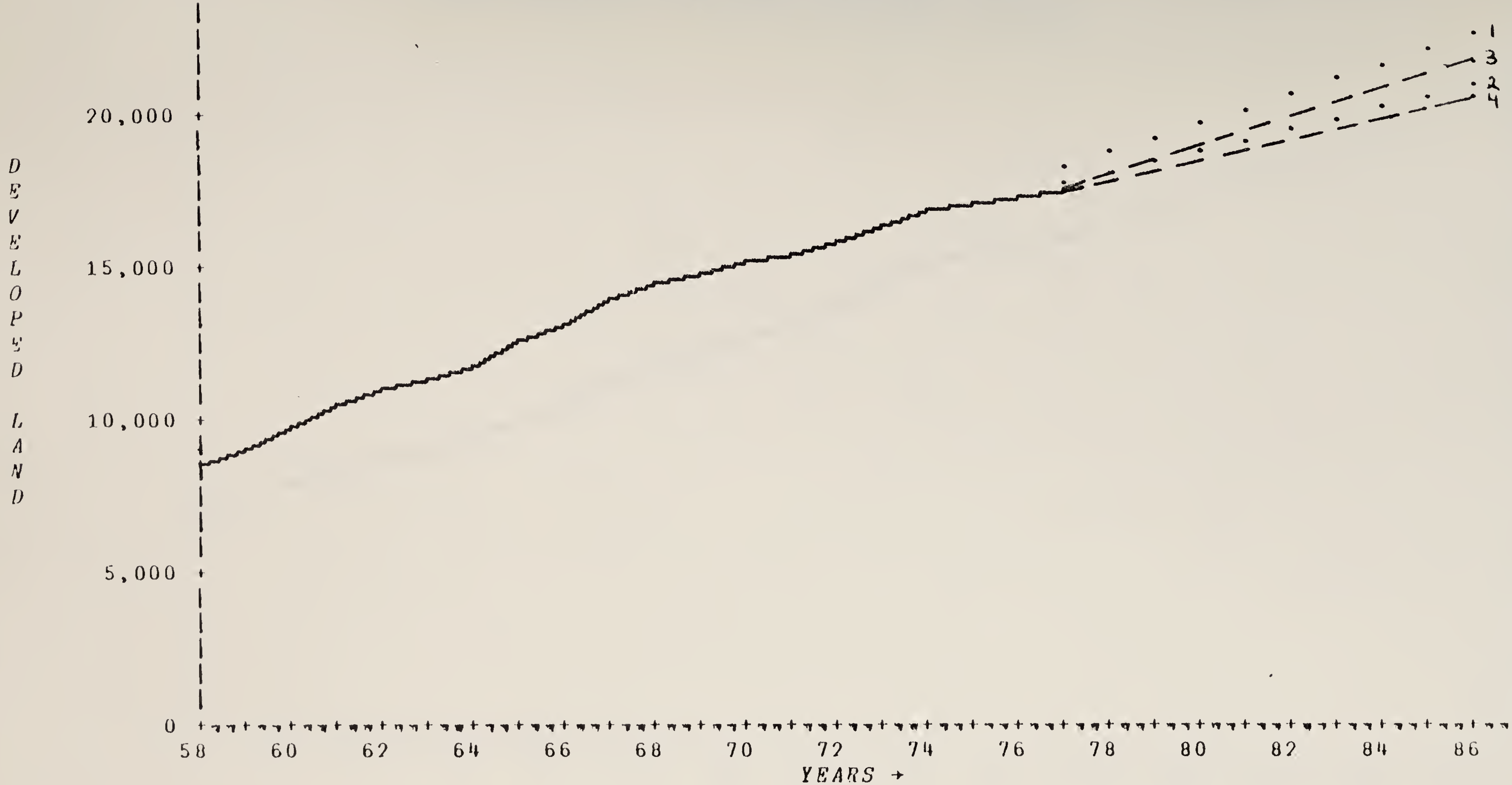



*FORECASTS FOR* 1986:

1. *LEAST SQUARES OVER* 20 *YEARS* 14,905
2. *LEAST SQUARES OVER* 10 *YEARS* 16,192
3. *LINEAR GROWTH OVER* 20 *YEARS* 14,644
4. *LINEAR GROWTH OVER* 10 *YEARS* 15,334

FIGURE 4

ACRES OF INDUSTRIAL LAND DEVELOPED IN METRO TORONTO
WITH FORECASTS USING TWO DIFFERENT METHODS

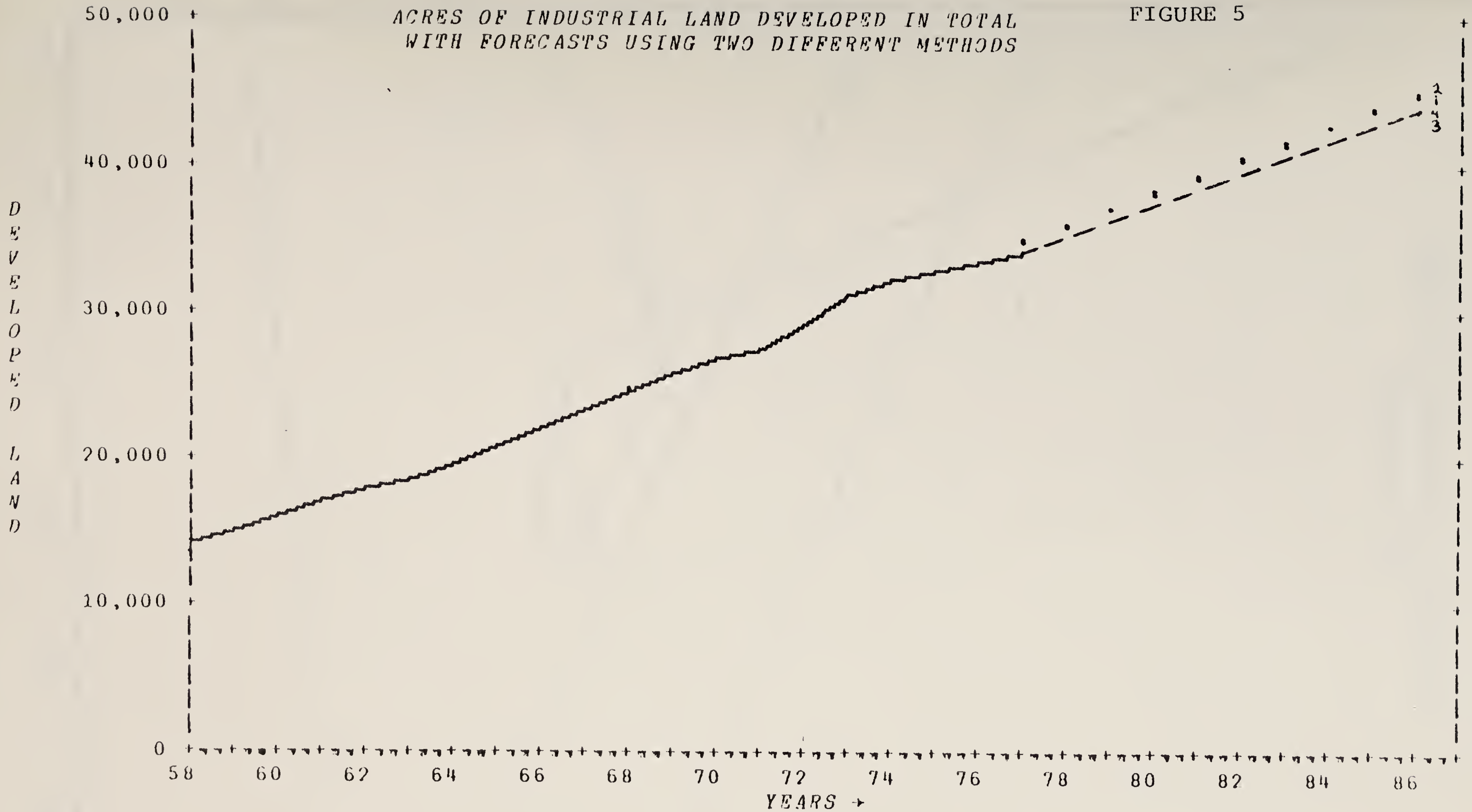



FORECASTS FOR 1986:

1. LEAST SQUARES OVER 20 YEARS 22,523
2. LEAST SQUARES OVER 10 YEARS 20,843
3. LINEAR GROWTH OVER 20 YEARS 21,636
4. LINEAR GROWTH OVER 10 YEARS 20,444

FIGURE 5

ACRES OF INDUSTRIAL LAND DEVELOPED IN TOTAL
WITH FORECASTS USING TWO DIFFERENT METHODS

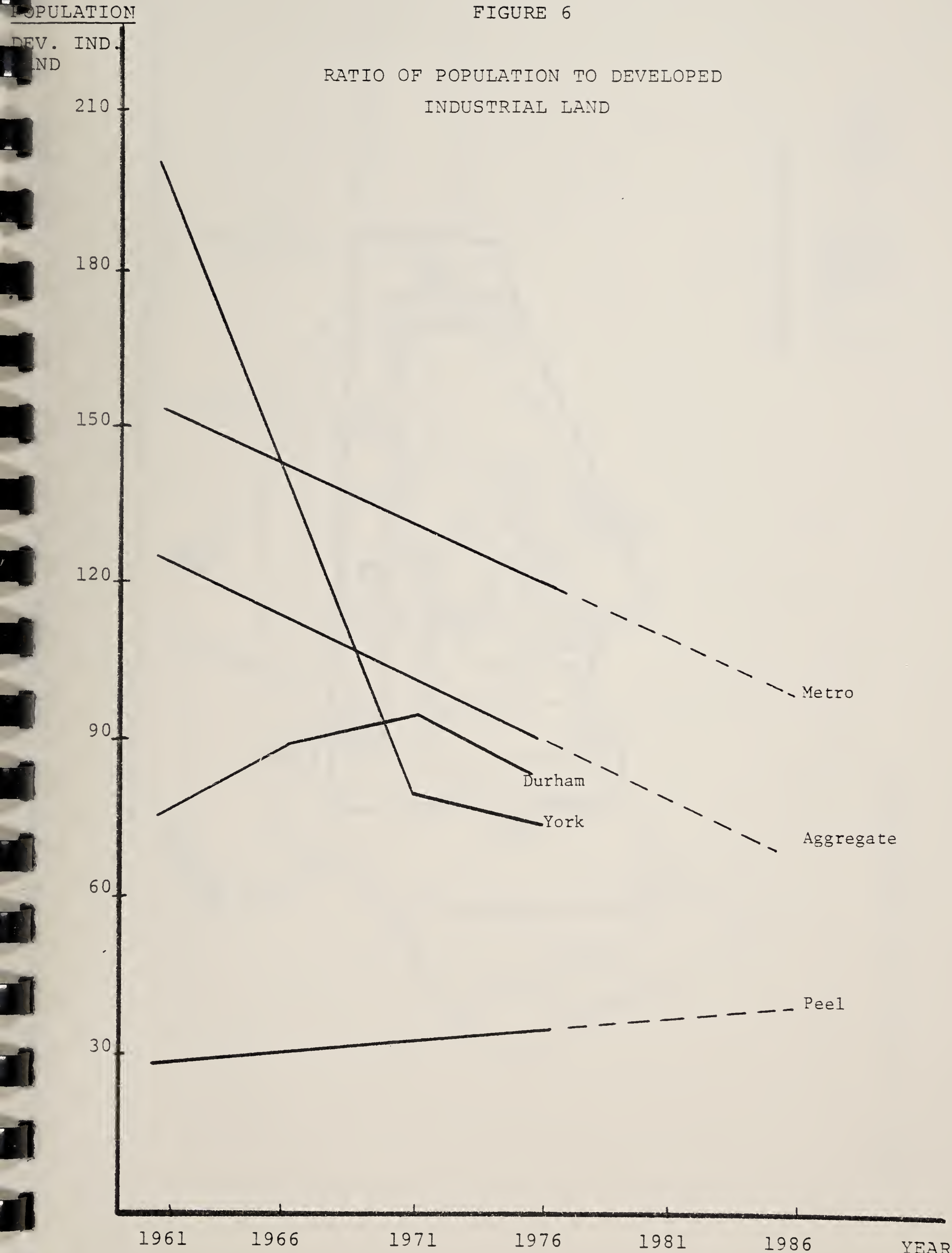



FORECASTS FOR 1986:

1. LEAST SQUARES OVER 20 YEARS 44,760
2. LEAST SQUARES OVER 10 YEARS 44,958
3. LINEAR GROWTH OVER 20 YEARS 43,583
4. LINEAR GROWTH OVER 10 YEARS 43,690

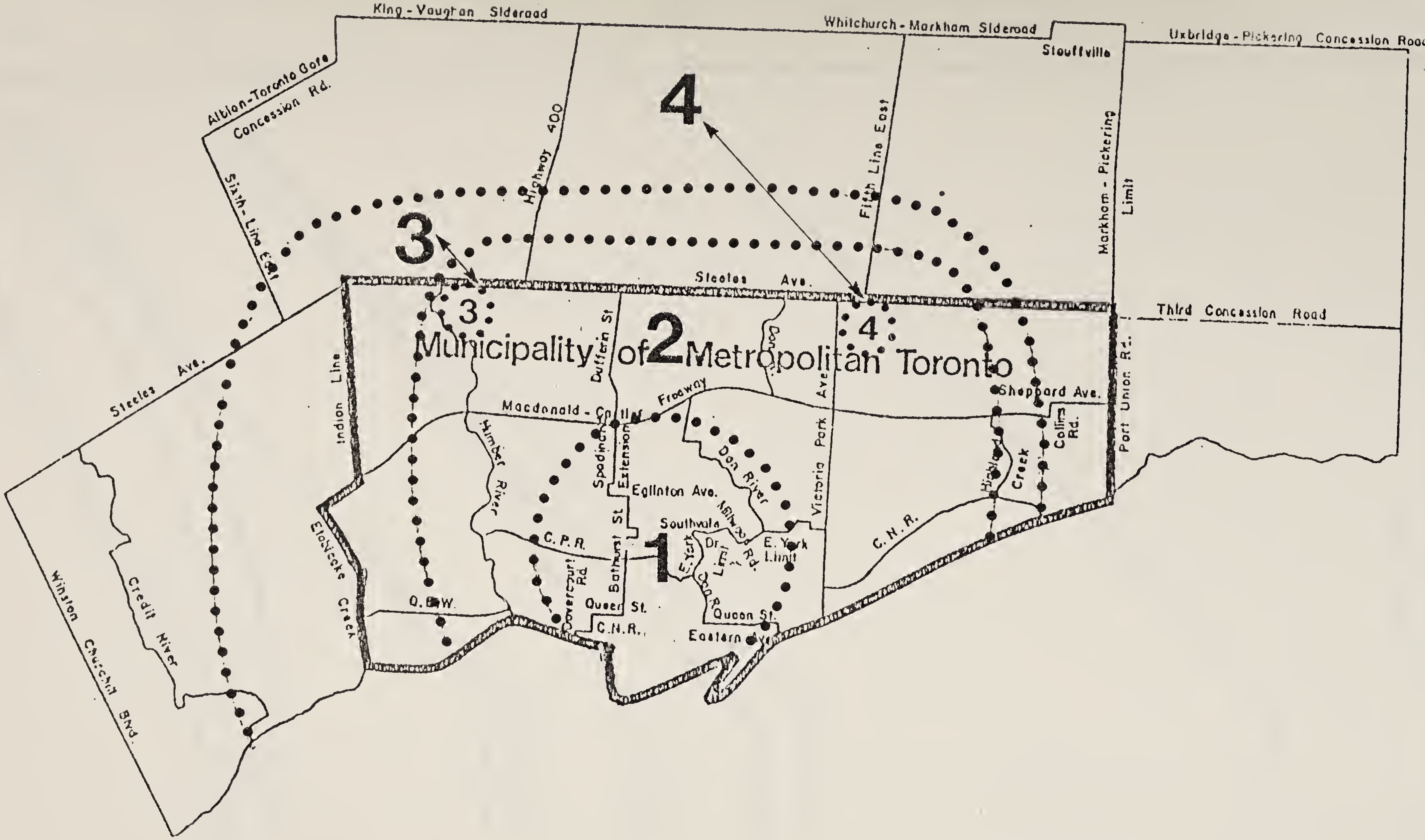
FIGURE 6

RATIO OF POPULATION TO DEVELOPED INDUSTRIAL LAND



RANGE OF INDUSTRIAL LAND PRICES IN TORONTO AREA, 1978

FIGURE 7

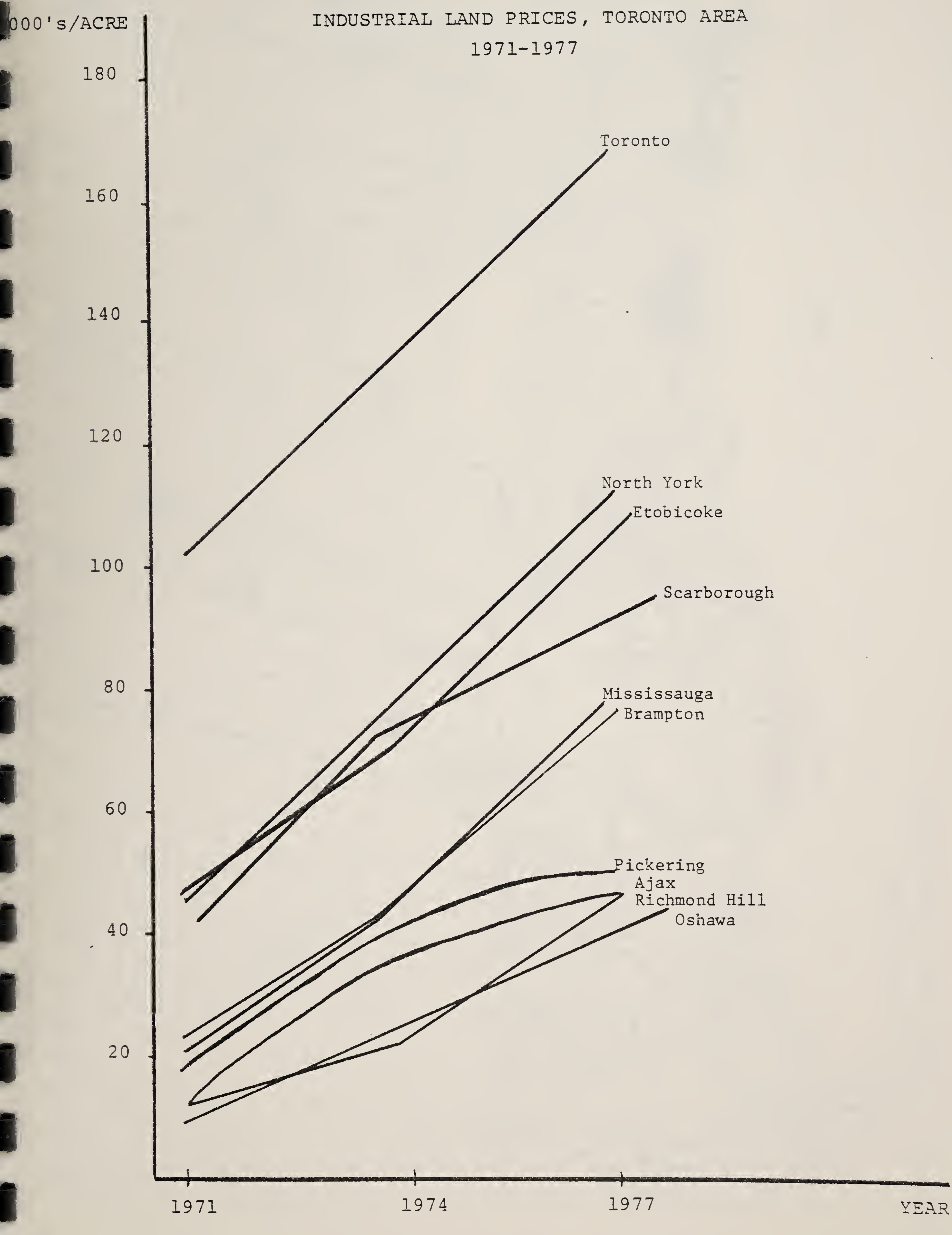



Approximate $/Acre

1. >150,000
2. 100,000 - 150,000
3. 80,000 - 100,000
4. 56,000 - 80,000

Source: Toronto Real Estate Board

FIGURE 8



000's/ACRE
INDUSTRIAL LAND PRICES, TORONTO AREA
1971-1977
180
160
140
120
100
80
60
40
20
Toronto
North York
Etobicoke
Scarborough
Mississauga
Brampton
Pickering
Ajax
Richmond Hill
Oshawa
1971
1974
1977
YEAR

INDUSTRIAL LAND PRICES IN TORONTO AREA, 1978

FIGURE 9


Source: Toronto Real Estate Board.

Industrial Land Prices in Toronto Area, 1978

Land Values for Specific Areas Designated in Figure 9

| | Price Per Acre |
|---|---|
| 1. | $ 60,000 - 75,000 |
| 2. | 80,000 - 110,000 |
| 3. | 75,000 - 100,000 |
| 4. | 65,000 - 85,000 |
| 5. | 65,000 - 85,000 |
| 6. | 90,000 - 110,000 |
| 7. | 80,000 - 125,000 |
| 8. | 90,000 - 135,000 |
| 9. | 80,000 - 105,000 |
| 10. | 25,000 - 40,000 |
| 11. | 85,000 - 110,000 |
| 12. | 110,000 - 150,000 |
| 13. | 120,000 - 150,000 |
| 14. | 125,000 - 160,000 |
| 15. | 90,000 - 120,000 |
| 16. | 120,000 - 150,000 |
| 17. | 200,000 - 250,000 |
| 18. | 200,000 - 250,000 |
| 19. | 70,000 - 90,000 |
| 20. | 60,000 - 80,000 |
| 21. | 30,000 - 40,000 |
| 22. | 25,000 - 30,000 |
| 23. | 105,000 - 175,000 |
| 24. | 65,000 - 90,000 |
| 25. | 125,000 - 175,000 |
| 26. | 120,000 - 170,000 |
| 27. | 125,000 - 175,000 |
| 28. | 95,000 - 115,000 |
| 29. | 95,000 - 105,000 |
| 30. | 45,000 - 65,000 |
| 31. | 90,000 - 115,000 |
| 32. | 75,000 - 90,000 |
| 33. | 60,000 - 70,000 |
| 34. | 45,000 - 50,000 |
| 35. | 45,000 - 50,000 |
| 36. | 45,000 - 50,000 |
| 37. | 30,000 - 40,000 |

Source: Toronto Real Estate Board

# APPENDIX C

## Notes on Methodology

# APPENDIX C

## METHODOLOGY

### 1. Developed Industrial Land

- All land in areas designated for industrial use which has been developed for industry or purchased and held by industry has been classified as developed industrial land.

- The Toronto Area Industrial Development Board has maintained information on the industrial acreage developed in each of the three Regional Municipalities and Metropolitan Toronto on an annual basis since 1958.

### 2. Estimates of Projected Demand for Industrial Land

- Recent patterns of industrial development incorporate such considerations as price, locational preference and availability of servicing. Although the industrial sector is undergoing changes in its composition with respect to size, methods of production and other variables, it is expected that further develoment will reflect, to some extent, recent trends. Estimates have therefore been made of potential demand for industrial land to 1986 based on the development patterns exhibited over the past ten and twenty years.

- Three methods were used to estimate potential demand for industrial land to 1986:

  a) extrapolation of trend lines[1] representing developed industrial land in each area for the period 1958-77 and 1968-77;

  b) extrapolation of the average increase in acreage of developed industrial land in each area for the periods 1958-77 and 1968-77;

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[1] Trend lines were determined by applying a simple linear regression to the time series.

c) projection of the ratio between population and developed industrial land in each area[2] based on the relationship which existed between the two factors in each census year between 1961 and 1976.

. These three methods of projection result in a fairly broad range of estimates of future demand for industrial land. Given the rapidly changing structure of the industrial sector, estimates based on the rate of development of industrial land over the past ten years are considered to be more reasonable than those based on the rate of development over the past twenty years.

. Estimates based on the ratio of population to developed industrial land yield a significantly higher level of potential demand for industrial land than those based on the past rate of development. However, the combined effects of the recent decline in population growth, increasing technology (resulting in more capital intensive industry) and the increasing importance of the service sector as a source of employment make the relationship between population and developed industrial land somewhat tenuous.

. Projections based on the rate of development between 1968 and 1977 are advanced as the most reasonable estimates of potential demand for industrial land, thereby narrowing the range of potential demand considerably.

## 3. Determination of the Supply of Industrial Land

. To determine the supply of industrial land available for future development, information was collected on total acreage designated for industrial use[3] and total acreage developed up to 1977 in each of

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[2]Given the lack of stability in this ratio over time in Durham and York, projections were made only for Peel, Metro Toronto and the aggregate of the four regional municipalities.

[3]Information obtained by Economic Development Branch from Regional Planning Offices, June, 1978.

the regional municipalities and Metro Toronto. The difference between these two figures was taken to be the acreage available for future development, assuming the land would be used for industrial purposes only.

- In some instances, packages of land are designated for industrial use when, in fact, they are not likely to attract industrial development because of location, lack of servicing or other factors. The specified acreage of available industrial land could therefore be higher than the amount of land realistically available to the extent that such land has been included.

- Changes can occur over a short period of time in the amount of land designated for industrial use, thereby affecting the supply of land available for future development. The supply of vacant industrial land used for the purposes of this paper is based on the amount of land currently designated for industrial use.

- Land which has been purchased by industry but not yet developed has not been considered to be part of the supply of vacant industrial land. In some instances, however, excess land which has been purchased by an industry with a view to expansion in the future is sold instead. In such cases, land which is not considered to be available for purposes of determining supply does in fact become available for new development, building a natural cushion into supply figures.

**Sources**


1. Planning Staffs, Regional Municipalities of Durham, York, Peel and Metropolitan Toronto.

2. Toronto Area Industrial Development Board.

3. Toronto Real Estate Board, Toronto Real Estate 1978.

4. Forecast Growth, 1976-1981, Regional Municipality of Peel.